

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in November 2015

CASE NUMBER RZC2015-00016
GCID 2015-1016

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to M-1 by CHARLIE L. COOK, JR. for the proposed use of a GRADING CONTRACTOR WITH OUTDOOR STORAGE; AND TRUCK & TRAILER STORAGE LOT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from O-1 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Light industrial uses, which may include a grading contractor and outdoor storage of tractor trailers, heavy equipment and grading materials as a special use.
 - B. Buildings shall be finished with architectural treatments of glass, brick or stacked stone. Stucco may only be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. Outdoor storage of trucks, trailers, equipment and materials shall be solely within the graveled areas.
 - B. Any new ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. New signs shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials.
 - C. Any dumpsters shall be located within the fenced and screened outdoor storage area.
 - D. Any lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that lot, tract or parcel of land containing **0.7243 Acres (31,549 square feet)**, lying and being in Land Lot 13 of the 7th District, Gwinnett County Georgia, being more particularly described as follows:

BEGINNING at an point located at the intersection of the northeastern right-of-way of Hi Hope Road (having an 80 foot width right-of-way) and the southern right-of-way of Petty Road (having a 60 foot width right-of-way);

thence proceed along the right-of-way of Petty Road along an arc to the right an arc distance of 153.26 feet, with a radius of 1148.21 feet, said arc being sub-tended by a chord bearing of SOUTH 88 DEGREES 30 MINUTES 47 SECONDS EAST and a chord distance of 153.14 feet to a point;

thence SOUTH 84 DEGREES 06 MINUTES 21 SECONDS EAST a distance of 125.66 feet to a point;

thence SOUTH 82 DEGREES 51 MINUTES 29 SECONDS EAST a distance of 82.51 feet to a point;

thence departing said right-of-way of Petty Road SOUTH 58 DEGREES 10 MINUTES 05 SECONDS WEST a distance of 280.05 feet to an iron pin found (1-1/2 inch open top pipe) on the right-of-way of Hi-Hope Road (having an 80 foot width right-of-way);

thence proceed along the right-of-way of Hi-Hope Road NORTH 34 DEGREES 54 MINUTES 40 SECONDS WEST a distance of 213.22 feet to a point located at the intersection of the right-of-way of Petty Road, said point being the point of **BEGINNING**;

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Planning & Development

BYC 15 016

CASE NUMBER RZR2015-00007
GCID 2015-0471

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & R-TH to R-60 by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-TH to R-60 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single story homes and 2,400 square feet for two-story homes.
 - C. Homes shall be craftsman style on the front façade. Seventy-five percent (75%) of the homes (which shall include the homes adjacent to and along the common property lines of homes in Hedgerows Subdivision on Walking Horse Trail and Walkers Glen Lane), shall be constructed with side and rear elevations of brick and/or stacked stone on four sides. Minor treatments (i.e. chimneys, roof gables, bay windows, dormers, etc.) may be of the same or of stucco, shake shingle, wood or fiber cement type siding. The remaining twenty-five percent (25%) of homes shall have side and rear elevations of same or of fiber cement-type siding, with brick or stacked stone water table. Elevations must be submitted and approved by the Director of Planning and Development to insure keeping with the spirit intended.
 - D. All dwellings shall have double-car garages.
 - E. For the R-ZT portion of the development, the property shall be developed in general accordance with the site plan prepared by Ridgeline Land Planning, Inc. dated September 19, 2015, and presented at the Board of Commissioners Hearing November 17, 2015, which includes: (1) a section of lots a minimum of 60 feet wide adjacent to Hedgerows Subdivision (Walking Horse Trail and Walkers Glen Lane), containing approximately 78 lots and (2) a section of lots a minimum of 40 feet wide in the northwest portion of the property, containing approximately 97 lots.

2. To satisfy the following site development considerations:
 - A. Provide a fifty foot (50') wide buffer along the common property line with the Hedgerows Subdivision (Walkers Glen Lane and Walking Horse Trail). Buffer shall be undisturbed except for additional landscaping only where sparsely vegetated, said additional landscaping shall be planted from the property line to the buffer line, to consist of a mixture of an undulating berm of Thuga Green Giants designed to blend with the natural landscape and being two staggered rows planted 6 feet on-center, and shall be 6 to 8 feet tall at the time of planting with a two year warranty.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas shall be sodded.
 - D. Provide underground utilities throughout the development.
 - E. Final architectural landscaping and site plans shall be subject to review and approval of the Director of Planning and Development.
 - F. All grassed areas on dwelling lots shall be sodded. All other disturbed land shall be sodded, hydro-seeded and strawed or mulched.
3. To abide by the following requirements, dedications, and improvements:
 - A. If required, dedicate at no cost to Gwinnett County all necessary right-of-way and easements for the future construction of a greenway path/trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval of the Gwinnett Department of Community Services. All dedications will be located outside of the designated stream bank setbacks.
 - B. All residences shall be bound by a declaration of covenants, easements and restrictions which is recorded in the real estate records of Gwinnett County and which will automatically make each homeowner a member of the mandatory homeowners association (which shall be incorporated as a Georgia not-for-profit corporation). The homeowners association shall own, control and maintain all amenity areas, clubhouse open space and/or common areas located within the development and shall assess and collect compulsory annual, monthly or quarterly dues in an amount sufficient to provide for the ongoing maintenance, insurance, taxes, etc. of all landscaping, entranceways and common areas. Said homeowners association shall have lien rights in the event that compulsory dues are not paid.

- C. The subdivision shall include an amenity area containing at a minimum, a junior Olympic size pool, playground, cabana/bath house and mail kiosk, aesthetically compatible with homes in the subdivision. The amenities shall be constructed once 25 percent of the homes in the subdivision have been sold to residents.

- D. The subdivision entrance on Gravel Springs Road shall include a stone/brick monument divided entrance with a raised berm 6 to 8 feet high, with a 3:1 slope and decorative fencing. There shall be a 100-foot setback for the first two corner lots. The entrance shall be landscaped with ornamental shrubs, flowers and trees. The entrance, landscape and signage plans shall be subject to review and approval by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
REZONING R60 TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 15.768 ACRES AND BEING MORE FULLY SHOWN ON THE GRAVEL SPRINGS ROAD TRACTS ZONING EXHIBIT MAP FOR "WENDELL BLOUNT & NELL RICHARDSON" PREPARED BY "CARTER AND CLARK, SURVEYORS, PLANNERS, AND ENGINEERS" DATED FEBRUARY 6, 2015, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH OPEN TOP PIPE FOUND, SAID PIPE ALSO BEING THE APPARENT COMMON LAND LOT CORNER OF LAND LOTS 142, 143, 178 AND 179, THENCE NORTH 65 DEGREES 21 MINUTES 24 SECONDS WEST A DISTANCE OF 1109.85 FEET TO A CALCULATED POINT, SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 62 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 312.69 FEET TO A CALCULATED POINT;

THENCE SOUTH 25 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 444.65 FEET TO A CALCULATED POINT;

THENCE SOUTH 42 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 14.44 FEET TO A CALCULATED POINT;

THENCE SOUTH 09 DEGREES 02 MINUTES 50 SECONDS EAST A DISTANCE OF 596.79 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY MARGIN OF GEORGIA STATE ROUTE 324 (A.K.A. GRAVEL SPRINGS ROAD) (80 FOOT WIDE RIGHT OF WAY AT THIS POINT); THENCE CONTINUE ALONG THE NORTH LINE OF SAID RIGHT OF WAY THE FOLLOWING CALLS;

THENCE SOUTH 81 DEGREES 24 MINUTES 50 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 47 MINUTES 01 SECONDS WEST A DISTANCE OF 127.04 FEET TO A POINT;

THENCE SOUTH 80 DEGREES 11 MINUTES 33 SECONDS WEST A DISTANCE OF 121.49 FEET TO A POINT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.33 FEET, WITH A RADIUS OF 845.58 FEET, WITH A CHORD BEARING OF SOUTH 78 DEGREES 52 MINUTES 37 SECONDS WEST, WITH A CHORD LENGTH OF 22.33 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 39 DEGREES 41 MINUTES 13 SECONDS WEST A DISTANCE OF 52.03 FEET TO A POINT;

THENCE NORTH 53 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 257.00 FEET TO A POINT;

THENCE NORTH 44 DEGREES 06 MINUTES 38 SECONDS WEST A DISTANCE OF 287.50 FEET TO A POINT;

THENCE NORTH 57 DEGREES 01 MINUTES 12 SECONDS EAST A DISTANCE OF 297.83 FEET TO A POINT;

RZR '15 007

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THENCE FOLLOWING A PORTION OF A PROPERTY LINE AGREEMENT BETWEEN WENDELL P. BLOUNT AND JUNE EDWARDS, BOBBIE H MASTERS NORTH 19 DEGREES 44 MINUTES 16 SECONDS WEST A DISTANCE OF 201.72 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE NORTH 44 DEGREES 00 MINUTES 43 SECONDS WEST A DISTANCE OF 62.37 FEET TO A FOUND 1/2 INCH IRON REBAR, SAID POINT ALSO BEING ON THE CENTERLINE OF AN OLD ROAD BED AS PER PLAT BOOK D, PAGE 162-B, RECORDED IN PLAT RECORDS OF GWINNETT COUNTY, DEED BOOK 81, 136 OF DEED RECORDS OF SAME COUNTY, AND DEED BOOK 117, PAGE 86 RECORDED IN DEED RECORDS OF SAID COUNTY;

THENCE FOLLOWING SAID CENTERLINE OF OLD ROAD BED NORTH 40 DEGREES 24 MINUTES 30 SECONDS WEST A DISTANCE OF 72.49 FEET TO A CALCULATED POINT;

THENCE NORTH 25 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 88.59 FEET TO A CALCULATED POINT;

THENCE NORTH 16 DEGREES 06 MINUTES 34 SECONDS WEST A DISTANCE OF 40.98 FEET TO A CALCULATED POINT;

THENCE NORTH 02 DEGREES 53 MINUTES 19 SECONDS WEST A DISTANCE OF 34.32 FEET TO A CALCULATED POINT;

THENCE NORTH 12 DEGREES 35 MINUTES 59 SECONDS EAST A DISTANCE OF 27.08 FEET TO A CALCULATED POINT;

THENCE NORTH 20 DEGREES 49 MINUTES 35 SECONDS EAST A DISTANCE OF 50.29 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE LEAVING SAID CENTERLINE OF OLD ROAD BED NORTH 19 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 488.55 FEET TO A CALCULATED POINT;

THENCE LEAVING SAID PORTION OF A PROPERTY LINE AGREEMENT BETWEEN WENDELL P. BLOUNT AND JUNE EDWARDS, BOBBIE H MASTERS SOUTH 67 DEGREES 28 MINUTES 01 SECONDS EAST A DISTANCE OF 901.11 FEET TO A CALCULATED POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

RZR '15 007

RECEIVED BY
MAY 5 2015
Planning & Development

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to TND by RPIOM, LLC for the proposed use of a TRADITIONAL NEIGHBORHOOD DEVELOPMENT (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings, and accessory uses and structures. The property shall be developed in general accordance with the zoning application site plan, submitted August 7, 2015.
 - B. Homes shall be constructed with front façade accents of brick or stacked stone. The balance of the home may be the same or of fiber-cement shake or siding. The first two homes on either side of the street at the development entrance shall also include a minimum two-foot brick or stacked stone water table on the side elevations.
 - C. The minimum heated floor area per dwelling shall be 2,100 square feet.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. No direct lot access shall be allowed to Pittard Road.
 - B. The external street frontage shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.
 - C. Provide a 25-foot wide planted buffer adjacent to homes in the Ennfield subdivision, except within stream buffer and setback areas. Buffer plantings shall be subject to review and approval of the Director of Planning and Development.
 - D. All grassed areas on dwelling lots shall be sodded.
 - E. Underground utilities shall be provided throughout the development.

F. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.

3. To abide by the following requirements, dedications and improvements:

A. Interior streets shall be private.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk





3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION - TRACT 1 & 2 - 7.01 ACRES

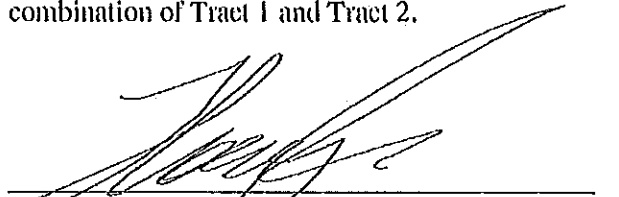
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 265 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at the intersection of the southerly right-of-way of Enfield Way (50' R/W) and the northerly right-of-way of Pittard Road (80' R/W), thence following said northerly right-of-way a distance of 84.26 feet to a point (Iron Pin Found, 1 inch Open Top), said point being the TRUE POINT OF BEGINNING.

THENCE leaving said northerly right-of-way of Pittard Road, proceed North 29°27'01" East a distance of 724.22 feet to a point, said point being the a traverse line at/or near the centerline of an unnamed creek; Thence following said traverse line proceed the following courses and distances: South 58°48'58" East a distance of 20.66 feet to a point; South 01°18'15" East a distance of 41.22 feet to a point; South 59°51'05" East a distance of 65.47 feet to a point; South 49°19'29" East a distance of 57.84 feet to a point; North 60°58'50" East a distance of 80.85 feet to a point; South 11°52'10" East a distance of 32.19 feet to a point; South 73°26'12" East a distance of 58.40 feet to a point; North 43°54'39" East a distance of 24.12 feet to a point; South 85°53'13" East a distance of 80.44 feet to a point; South 85°53'13" East a distance of 4.33 feet to a point; South 27°28'47" East a distance of 26.29 feet to a point; South 66°32'09" East a distance of 32.87 feet to a point; Thence, leaving said traverse line, proceed South 09°55'04" West a distance of 403.42 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North 79°20'41" West a distance of 131.73 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed South 20°23'38" West a distance of 179.38 feet to a point (Iron Pin Found, 2 inch Open Top), said point being the on the northerly right-of-way of said Pittard Road; Thence following said northerly right-of-way of Pittard Road, proceed North 82°12'58" West a distance of 495.14 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 7.01 acres of land (305,290 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 55093, dated 07/28/2015, being shown as the combination of Tract 1 and Tract 2.


Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

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AUG 07 2015

RZR 15 02 0

Planning & Development

CASE NUMBER CIC2015-00008
GCID 2015-0470

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-ZT to R-ZT by MAHAFFEY, PICKENS, TUCKER, LLP for a CHANGE IN CONDITIONS OF ZONING on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single story homes and 2,400 square feet for two-story homes.
 - C. Homes shall be craftsman style on the front façade. Seventy-five percent (75%) of the homes (which shall include the homes adjacent to and along the common property lines of homes in Hedgerows Subdivision on Walking Horse Trail and Walkers Glen Lane), shall be constructed with side and rear elevations of brick and/or stacked stone on four sides. Minor treatments (i.e. chimneys, roof gables, bay windows, dormers, etc.) may be of the same or of stucco, shake shingle, wood or fiber cement type siding. The remaining twenty-five percent (25%) of homes shall have side and rear elevations of same or of fiber cement-type siding, with brick or stacked stone water table. Elevations must be submitted and approved by the Director of Planning and Development to insure keeping with the spirit intended.
 - D. All dwellings shall have double-car garages.
 - E. For the R-ZT portion of the development, the property shall be developed in general accordance with the site plan prepared by Ridgeline Land Planning, Inc. dated September 19, 2015, and presented at the Board of Commissioners Hearing November 17, 2015, which includes: (1) a section of lots a minimum of 60 feet wide adjacent to Hedgerows Subdivision (Walking Horse Trail and Walkers Glen Lane), containing approximately 78 lots and (2) a section of lots a minimum of 40 feet wide in the northwest portion of the property, containing approximately 97 lots.

2. To satisfy the following site development considerations:
 - A. Provide a fifty foot (50') wide buffer along the common property line with the Hedgerows Subdivision (Walkers Glen Lane and Walking Horse Trail). Buffer shall be undisturbed except for additional landscaping only where sparsely vegetated, said additional landscaping shall be planted from the property line to the buffer line, to consist of a mixture of an undulating berm of Thuga Green Giants designed to blend with the natural landscape and being two staggered rows planted 6 feet on-center, and shall be 6 to 8 feet tall at the time of planting with a two year warranty.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. All grassed areas shall be sodded.
 - D. Provide underground utilities throughout the development.
 - E. Final architectural landscaping and site plans shall be subject to review and approval of the Director of Planning and Development.
 - F. All grassed areas on dwelling lots shall be sodded. All other disturbed land shall be sodded, hydro-seeded and strawed or mulched.
3. To abide by the following requirements, dedications, and improvements:
 - A. If required, dedicate at no cost to Gwinnett County all necessary right-of-way and easements for the future construction of a greenway path/trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval of the Gwinnett Department of Community Services. All dedications will be located outside of the designated stream bank setbacks.
 - B. All residences shall be bound by a declaration of covenants, easements and restrictions which is recorded in the real estate records of Gwinnett County and which will automatically make each homeowner a member of the mandatory homeowners association (which shall be incorporated as a Georgia not-for-profit corporation). The homeowners association shall own, control and maintain all amenity areas, clubhouse open space and/or common areas located within the development and shall assess and collect compulsory annual, monthly or quarterly dues in an amount sufficient to provide for the ongoing maintenance, insurance, taxes, etc. of all landscaping, entranceways and common areas. Said homeowners association shall have lien rights in the event that compulsory dues are not paid.

- C. The subdivision shall include an amenity area containing at a minimum, a junior Olympic size pool, playground, cabana/bath house and mail kiosk, aesthetically compatible with homes in the subdivision. The amenities shall be constructed once 25 percent of the homes in the subdivision have been sold to residents.

- D. The subdivision entrance on Gravel Springs Road shall include a stone/brick monument divided entrance with a raised berm 6 to 8 feet high, with a 3:1 slope and decorative fencing. There shall be a 100-foot setback for the first two corner lots. The entrance shall be landscaped with ornamental shrubs, flowers and trees. The entrance, landscape and signage plans shall be subject to review and approval by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
REZONING TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 178 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 45.390 ACRES AND BEING MORE FULLY SHOWN ON THE GRAVEL SPRINGS ROAD TRACTS ZONING EXHIBIT MAP FOR "WENDELL BLOUNT & NELL RICHARDSON" PREPARED BY "CARTER AND CLARK, SURVEYORS, PLANNERS, AND ENGINEERS" DATED FEBRUARY 6, 2015, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH OPEN TOP PIPE FOUND, SAID PIPE ALSO BEING THE APPARENT COMMON LAND LOT CORNER OF LAND LOTS 142, 143, 178 AND 179, THENCE NORTH 65 DEGREES 21 MINUTES 24 SECONDS WEST A DISTANCE OF 1109.85 FEET TO A CALCULATED POINT, SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE NORTH 67 DEGREES 28 MINUTES 01 SECONDS WEST A DISTANCE OF 901.11 FEET TO A CALCULATED POINT;

THENCE FOLLOWING A PORTION OF A PROPERTY LINE AGREEMENT BETWEEN WENDELL P. BLOUNT AND JUNE EDWARDS, BOBBIE H MASTERS NORTH 19 DEGREES 48 MINUTES 40 SECONDS WEST A DISTANCE OF 521.46 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE NORTH 71 DEGREES 18 MINUTES 26 SECONDS WEST A DISTANCE OF 41.54 FEET TO A SET 1/2 INCH IRON REBAR;

THENCE LEAVING SAID PORTION OF A PROPERTY LINE AGREEMENT BETWEEN WENDELL P. BLOUNT AND JUNE EDWARDS, BOBBIE H MASTERS NORTH 21 DEGREES 33 MINUTES 47 SECONDS WEST A DISTANCE OF 567.66 FEET TO A SET 1/2 INCH IRON REBAR;

THENCE NORTH 52 DEGREES 02 MINUTES 26 SECONDS EAST A DISTANCE OF 635.02 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE NORTH 47 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 415.39 FEET TO A SET 1/2 INCH IRON REBAR;

THENCE SOUTH 30 DEGREES 11 MINUTES 02 SECONDS EAST A DISTANCE OF 306.56 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE SOUTH 30 DEGREES 08 MINUTES 50 SECONDS EAST A DISTANCE OF 986.92 FEET TO A FOUND 1/2 INCH IRON REBAR;

THENCE SOUTH 30 DEGREES 06 MINUTES 32 SECONDS EAST A DISTANCE OF 739.52 FEET TO A CALCULATED POINT;

THENCE SOUTH 62 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 81.84 FEET TO A CALCULATED POINT;

THENCE SOUTH 45 DEGREES 54 MINUTES 23 SECONDS WEST A DISTANCE OF 120.36 FEET TO A CALCULATED POINT;

THENCE SOUTH 67 DEGREES 15 MINUTES 03 SECONDS WEST A DISTANCE OF 268.89 FEET TO A CALCULATED POINT;

THENCE SOUTH 77 DEGREES 33 MINUTES 19 SECONDS WEST A DISTANCE OF 56.50 FEET TO A CALCULATED POINT;

THENCE SOUTH 62 DEGREES 50 MINUTES 12 SECONDS WEST A DISTANCE OF 119.86 FEET TO A CALCULATED POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by ERIKA PEREZ for a CHANGE IN CONDITIONS OF ZONING TO ALLOW A FREESTANDING TIRE STORE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Retail and service commercial and accessory uses, which may include an auto repair and tire store as a special use.
- B. Limit the height of the building to no more than one story.
- C. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
- D. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Building colors shall be a natural earth-tone finish. Final building elevations shall be submitted for review by the Director of Planning and Development.

2. To satisfy the following site development considerations:

- A. Provide a ten-foot wide landscaped strip outside the right-of-way of Buford Drive.
- B. Exits/entrances shall be subject to the review and approval of the Department of Transportation.
- C. Billboards or oversized signs shall be prohibited.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent and nearby residential properties.
- F. Outdoor storage shall be prohibited.

- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed 10 feet in height.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

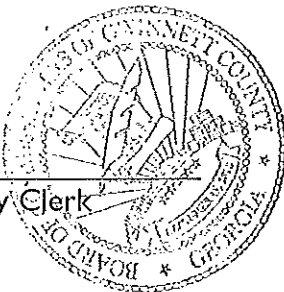
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



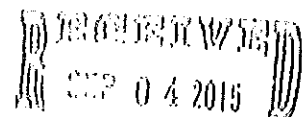
LEGAL DESCRIPTION

Erika Perez

All that tract or parcel of land lying and being in Land Lot 105 of the 7th District, Gwinnett County, Georgia, 0.704 Acres, Part of Lot 6 of the Subdivision of the Lands of A.G. Smith, per Topographic Survey for Erika Perez by Gresham Planning & Development, Inc., Dated Jan 25, 2015, William P. Gresham, GA RLS #2880, and being more particularly described as follows:

Commencing at an iron pin on the intersection of the Southwest right of way of Georgia Highway No. 20 and the Southeast right of way of Old Peachtree Road; thence run in a Southeasterly direction along the right of way of Georgia Highway No. 20 to an iron pin and the True Point of Beginning; thence run along said right of way South 16 degrees 28 minutes 36 seconds East a distance of 120.35 feet to an iron point on the southwesterly right of way of Georgia Highway No. 20; thence run South 08 degrees 05 minutes 29 seconds West a distance of 46.42 feet to an iron pin; thence run North 68 degrees 28 minutes 09 seconds West a distance of 283.85 feet to an iron pin; thence run North 31 degrees 31 minutes 39 seconds East 112.47 feet to an iron pin; thence run South 77 degrees 43 minutes 05 seconds East 181.79 feet to an iron pin and the True Point of Beginning.

CXC '15 02 0



BY:

CASE NUMBER CIC2015-00021
GCID 2015-1123

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HOWARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 MODIFIED to R-75 MODIFIED by CRP EAH HR, L.L.C. for a CHANGE IN CONDITIONS OF ZONING TO REMOVE THE REQUIREMENT FOR A CLUBHOUSE AND ALTER THE TIMELINE FOR CONSTRUCTION OF THE RECREATION AREA on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015, that the aforesaid application to amend the Official Zoning Map from R-75 MODIFIED to R-75 MODIFIED (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures. The subdivision shall be developed based on the site plan prepared by Terratory Development Consultants for the Pacific Group, dated January 10, 2014 (revised February 26, 2014) and submitted at the March 25, 2014 Board of Commissioner's Public Hearing, with a maximum of 134 lots.
 - B. All homes on lots with rear lot lines directly adjacent to Hutchins Road will require the following minimum architectural features on the rear elevation:
 1. 1" x 4" trim with back band around all wall openings (windows and doors).
 2. Pediments or other architectural feature above all windows.
 3. Siding elevations must be trimmed with 6" corner boards and 1" x 10" skirt boards.
 4. Brick or stone water table to a minimum of 24" above the first floor level.
 - C. The minimum heated floor area per dwelling shall be 2,700 square feet.
 - D. Homes shall be constructed with three sided architecture. Three sided architecture will require that the materials used for the front and side elevations at outside corner transitions are consistent or compatible. Materials that are considered consistent or compatible are as follows:

Front Elevation Material:

- Stone
- Brick
- Shake Siding
- Lap Siding
- Board and Batten (accent only)
- Stucco (above brick or stone base)

Acceptable Side Elevation Material at Transition:

- Brick, Stone or Cultured Stone
- Brick, Stone or Cultured Stone
- Shake Siding
- Lap Siding
- Board and Batten (accent only)
- Stucco (above brick or stone base)

No vinyl siding is allowed. No wood siding is allowed, with the exception of wood used in any board and batten accent or for cedar shake siding.

- E. All homes shall have at least a two-car garage.
 - F. The recreation area shall include at a minimum: two lighted tennis courts, a pool house with an outdoor pavilion, and a competition junior Olympic pool that meets the requirements of the Gwinnett Swim League with six swim lanes and a minimum of 25 meters in length. The outdoor pavilion shall have a meeting room and bathrooms on the lower floor that are heated and cooled, per the attached plan. A maximum of 60 (residential) building permits may be issued for the project prior to completion of the recreation area. The play fields shown on the (Haddonfield Park Recreation Amenity) Concept Plan dated October 26, 2015 are to be sprigged with Bermuda, and the paths shown on the same plan are to be installed.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide construction buffer adjacent to all exterior property lines with the exception of providing access to lot 117 and the property line along Hutchins Road. Any encroachment into the 25-foot construction buffer will be replanted in accordance with the Gwinnett County Buffer, Tree and Landscape Ordinance.
 - B. No direct lot access allowed to Hutchins Road.
 - C. 150' undisturbed buffer from Hutchins R/W from the eastern most edge of the property on Hutchins Rd from lot 117 to lot 134 (as shown on site plan).
 - D. 100' setback for any home from Hutchins R/W from the western most edge of the property on the Hutchins Rd from lot 4 to lot 134 (as shown on the site plan). Berms will be included along the Hutchins frontage in the 100 foot setback area on this plan to enhance the screening. Final design and planting plan to be approved by the Director of Planning and Development.

- E. The subdivision shall include a decorative masonry entrance feature with landscaping. The entry feature shall be similar to the attached Entry and Amenity Concept Plan prepared by Canopy on February 20, 2014. Final design and planting plan to be approved by the Director of Planning and Development.
 - F. All grassed areas on dwelling lots shall be sodded.
 - G. Underground utilities shall be provided throughout the development.
 - H. Natural vegetation shall remain on the property until issuance of a Development Permit.
 - I. Applicant shall create a mandatory homeowner's association consistent with communities in the area.
 - J. Developer is encouraged to work with the Brookwood Schools Foundation.
3. To abide by the following requirements, dedications and improvements:
- A. Dedicate at no cost to Gwinnett County, all necessary easements for the future construction of a greenway path through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Easement dedication and greenway improvements located on the site shall be limited to the existing bridge (Old Oak Road) that crosses the Yellow River. Right-of-way/easement width and location shall be subject to review and approval by the Gwinnett Department of Community Services.

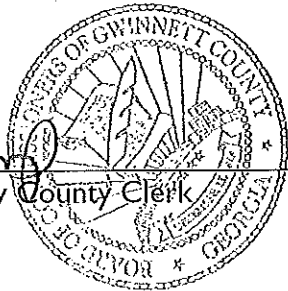
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane King
County Clerk/Deputy County Clerk



Property Line Description

All that tract or parcel of land lying and being in Land Lots 13 & 14 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at the point of intersection of the northeasterly land lot line of Land Lot 13 and the northwesterly right-of-way of Hutchins Road (80' R/W)
Thence along said land lot line forming the boundary between the lands of Adolfo A. Torrens, et al. to the southwest and Ansley Brook Subdivision (PB 20, Pg 190) to the northeast, North 29 degrees 17 minutes 47 seconds West, 585.08 feet to an axle found, said point being the TRUE POINT OF BEGINNING;

Thence along the northerly boundaries of said lands of Torrens and the lands of Larissa B. Calvert (DB 43605, Pg 115) South 51 degrees 21 minutes 08 seconds West, 345.95 feet to a #4 rebar found;

Thence along the northwesterly boundaries of the following parcels:

lands of Larissa Calvert (DB 43065, Pg 115),

lands of Susan Hawthorne and James E. Hawthorne (DB 51826, Pg 807),

lands of Robert L. Hood (DB 5013, Pg 183),

lands of Randy Davis and Cheryl Davis (DB 27411, Pg 52) and

lands of Scott Keith and Grace Keith (DB 52468, Pg 222),

South 51 degrees 23 minutes 02 seconds West, 1056.60 feet to a #4 rebar found on the northerly right-of-way of Hutchins Road (80' R/W);

Thence along said northerly right-of-way North 75 degrees 38 minutes 48 seconds West, 186.19 feet to a #3 rebar found at the easterly boundary of the lands of Brian M. Trapp (DB 48130, Pg 464);

Thence departing said northerly right-of-way along the boundary of said lands of Trapp the following courses and distances:

North 51 degrees 42 minutes 54 seconds East, 150.30 feet to a point;

South 75 degrees 45 minutes 18 seconds East, 74.92 feet to a point;

North 51 degrees 42 minutes 54 seconds East, 400.00 feet to a point;

North 75 degrees 45 minutes 18 seconds West, 175.00 feet to a point;

South 51 degrees 42 minutes 54 seconds West, 375.63 feet to a point on the easterly boundary of the lands of Tanya L. Smith (DB50635, Pg 637);

Thence along the boundary of said lands of Smith the following courses and distances:

North 38 degrees 39 minutes 21 seconds West, 166.28 feet to a point;

South 40 degrees 18 minutes 40 seconds West, 265.47 feet to a point on said northerly right-of-way of Hutchins Road;

Thence along said northerly right-of-way the following courses and distances:

North 75 degrees 38 minutes 48 seconds West, 20.99 feet to a point;

along a curve to the right, an arc distance of 71.23 feet, said curve having a radius of 1216.51 feet and being subtended by a chord of 71.22 feet, at North 73 degrees 58 minutes 09 seconds West, to a point on the easterly boundary of the lands of Richard J. Nelson III and Theresa Nelson (DB 34303, Pg 160);

Thence departing said northerly right-of-way along the boundary of said lands of Nelson the following courses and distances:

North 23 degrees 03 minutes 26 seconds East, 207.72 feet to a point;
North 39 degrees 33 minutes 51 seconds West, 83.46 feet to a point;
South 75 degrees 26 minutes 47 seconds West, 154.54 feet to a point;
South 32 degrees 08 minutes 21 seconds West, 154.26 feet to a #4 rebar found in a 1" open top pipe;

Thence along said right-of-way the following courses and distances:

North 61 degrees 52 minutes 27 seconds West, 447.13 feet to a point;
along a curve to the left, an arc distance of 182.72 feet, said curve having a radius of 604.23 feet and being subtended by a chord of 182.02 feet, at North 70 degrees 32 minutes 14 seconds West, to a point (a #4 rebar is found 0.47' to the north) at the point of intersection of said northerly right-of-way of Hutchins Road and the southeasterly right-of-way of Brittney Place (60' R/W) ;

Thence along said southeasterly right-of-way North 59 degrees 08 minutes 20 seconds East, 394.60 feet to a point at the end of said southeasterly right-of-way;

Thence traversing the end of said right-of-way North 30 degrees 51 minutes 40 seconds West, 60.00 feet to a #4 rebar found on the northwesterly right-of-way of Brittney Place (60' R/W);

Thence along said northwesterly right-of-way South 59 degrees 08 minutes 20 seconds West, 439.20 feet to a #4 rebar found at the northerly boundary of the lands of Glen B. Payne;

Thence departing said northwesterly right-of-way along the northerly boundary of said lands of Payne, North 62 degrees 08 minutes 17 seconds West, 253.66 feet to a #4 rebar found at the easterly boundary of the lands of Gwinnett County (DB 48288, Pg 719);

Thence along said easterly boundary of the lands of Gwinnett County the following courses and distances:

along a curve to the left, an arc distance of 107.28 feet, said curve having a radius of 258.10 feet and being subtended by a chord of 106.51 feet, at North 10 degrees 46 minutes 29 seconds East, to a point;

North 01 degrees 07 minutes 57 seconds West, 49.91 feet to a point at the centerline of the Yellow River;

Thence along the centerline of the Yellow River 3150 feet more or less in a northeasterly direction, said call being subtended by the following courses and distances along said centerline:

North 49 degrees 07 minutes 53 seconds East, 94.56 feet to a point;
North 52 degrees 35 minutes 45 seconds East, 170.78 feet to a point;
North 46 degrees 40 minutes 37 seconds East, 198.38 feet to a point;
North 10 degrees 01 minutes 32 seconds East, 187.50 feet to a point;
South 70 degrees 40 minutes 51 seconds East, 122.20 feet to a point;
North 50 degrees 06 minutes 34 seconds East, 127.67 feet to a point;
South 74 degrees 07 minutes 39 seconds East, 268.65 feet to a point;
South 86 degrees 02 minutes 09 seconds East, 98.55 feet to a point;
North 68 degrees 04 minutes 42 seconds East, 99.09 feet to a point;
North 32 degrees 40 minutes 04 seconds East, 99.00 feet to a point;
North 23 degrees 48 minutes 28 seconds East, 199.70 feet to a point;
North 42 degrees 41 minutes 44 seconds East, 199.35 feet to a point;
North 40 degrees 54 minutes 29 seconds East, 184.80 feet to a point;
North 05 degrees 06 minutes 28 seconds West, 91.64 feet to a point;
North 43 degrees 01 minutes 10 seconds West, 99.01 feet to a point;

North 02 degrees 33 minutes 36 seconds East, 80.84 feet to a point;
North 49 degrees 42 minutes 51 seconds East, 55.23 feet to a point;
North 14 degrees 43 minutes 58 seconds East, 171.74 feet to a point;
North 09 degrees 36 minutes 46 seconds East, 154.94 feet to a point;
North 13 degrees 16 minutes 41 seconds West, 69.53 feet to a point;
North 17 degrees 47 minutes 55 seconds East, 166.32 feet to a point;
North 14 degrees 44 minutes 05 seconds East, 90.97 feet to a point;
North 69 degrees 23 minutes 04 seconds East, 58.36 feet to a point at southwesterly boundary
of the lands of Horris L. Nash;
Thence departing said centerline of the Yellow River along the southwesterly boundary of the
Lands of Nash, Ansley Brook Subdivision Units Five and Two (PB 32, Pg 142 & PB22, Pg 29)
South 29 degrees 16 minutes 30 seconds East, 970.04 feet to a #4 rebar found;
Thence continuing along said southwesterly boundary of Ansley Brook Subdivision Unit Two
South 29 degrees 17 minutes 14 seconds East, 822.01 feet to a #5 rebar found;
Thence along the southwesterly boundary of Ansley Brook Subdivision Unit One (PB 20, Pg
190) South 29 degrees 05 minutes 22 seconds East, 368.65 feet to an axle found, said point
being the TRUE POINT OF BEGINNING;

Said tract or parcel of land contains 70.735 acres.

CASE NUMBER SUP2015-00045
GCID 2015-1017

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHARLIE L. COOK, JR. for the proposed use of a GRADING CONTRACTOR WITH OUTDOOR STORAGE; AND TRUCK & TRAILER STORAGE LOT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Light industrial uses, which may include a grading contractor and outdoor storage of tractor trailers, heavy equipment and grading materials as a special use.
 - B. Buildings shall be finished with architectural treatments of glass, brick or stacked stone. Stucco may only be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. Outdoor storage of trucks, trailers, equipment and materials shall be solely within the graveled areas.
 - B. Any new ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. New signs shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials.
 - C. Any dumpsters shall be located within the fenced and screened outdoor storage area.
 - D. Any lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

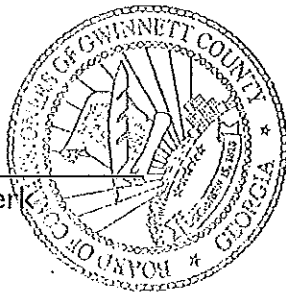
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that lot, tract or parcel of land containing 0.7243 Acres (31,549 square feet), lying and being in Land Lot 13 of the 7th District, Gwinnett County Georgia, being more particularly described as follows:

BEGINNING at an point located at the intersection of the northeastern right-of-way of Hi Hope Road (having an 80 foot width right-of-way) and the southern right-of-way of Petty Road (having a 60 foot width right-of-way);

thence proceed along the right-of-way of Petty Road along an arc to the right an arc distance of 153.26 feet, with a radius of 1148.21 feet, said arc being sub-tended by a chord bearing of SOUTH 88 DEGREES 30 MINUTES 47 SECONDS EAST and a chord distance of 153.14 feet to a point;

thence SOUTH 84 DEGREES 06 MINUTES 21 SECONDS EAST a distance of 125.66 feet to a point;

thence SOUTH 82 DEGREES 51 MINUTES 29 SECONDS EAST a distance of 82.51 feet to a point;

thence departing said right-of-way of Petty Road SOUTH 58 DEGREES 10 MINUTES 05 SECONDS WEST a distance of 280.05 feet to an iron pin found (1-1/2 Inch open top pipe) on the right-of-way of Hi-Hope Road (having an 80 foot width right-of-way);

thence proceed along the right-of-way of Hi-Hope Road NORTH 34 DEGREES 54 MINUTES 40 SECONDS WEST a distance of 213.22 feet to a point located at the intersection of the right-of-way of Petty Road, said point being the point of **BEGINNING**;

RECEIVED BY

AUG 07 2015

Planning & Development

AUG 15 04 15

CASE NUMBER SUP2015-00050
GCID 2015-1126

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. BROOKS, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JOHN DRUMMOND for the proposed use of TATTOO AND BODY PIERCING on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference;
and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

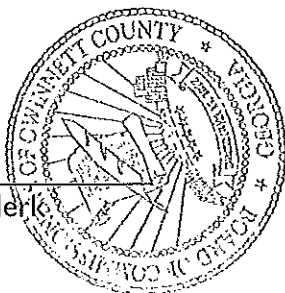
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diane Gero
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

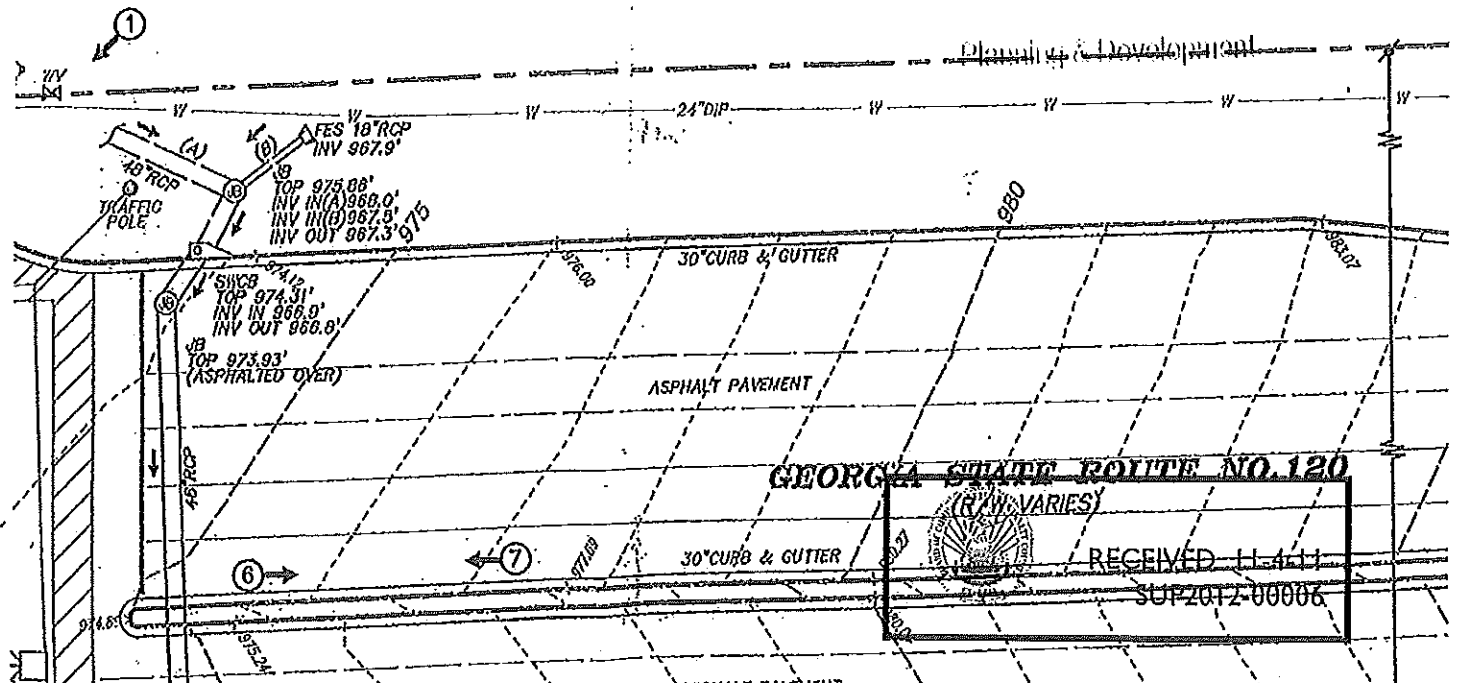
All that tract or parcel of land lying and being in Land Lot 81 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete right-of-way monument found at the intersection of the Easterly right-of-way line of Brookridge Extension (having a variable right-of-way); and the Southerly right-of-way line of Georgia State Route No. 120 (having a variable right-of-way); Thence along the Southerly right-of-way line of Georgia State Route No. 120, North 85 degrees 35 minutes 38 seconds East, a distance of 65.05 feet to a concrete right-of-way monument found; Thence North 76 degrees 48 minutes 05 seconds East, a distance of 202.01 feet to a concrete right-of-way monument found; Thence North 85 degrees 08 minutes 07 seconds East, a distance of 370.97 feet to a 5/8" rebar set; Thence leaving said right-of-way, South 03 degrees 19 minutes 04 seconds East, a distance of 237.40 feet to a 1 1/2" rebar found; Thence South 86 degrees 41 minutes 42 seconds West, a distance of 408.37 feet to a 1 1/2" rebar found; Thence South 86 degrees 31 minutes 36 seconds West, a distance of 196.54 feet to a 1 1/2" rebar found on the Easterly right-of-way line of Brookridge Extension; Thence along said right-of-way, along the arc of a curve to the left with an arc length of 39.43 feet, said curve having a radius of 1390.00 feet, with a chord bearing of North 00 degrees 16 minutes 43 seconds East, and a chord length of 39.43 feet to a concrete right-of-way monument found; Thence North 89 degrees 51 minutes 00 seconds West, a distance of 34.80 feet to a concrete right-of-way monument found; Thence along the arc of a curve to the left with an arc length of 77.47 feet, said curve having a radius of 1355.00 feet, with a chord bearing of North 01 degrees 41 minutes 01 seconds West, and a chord length of 77.46 feet to a concrete right-of-way monument found; Thence North 03 degrees 30 minutes 06 seconds West, a distance of 73.06 feet to a concrete right-of-way monument found on the Southerly right-of-way line of Georgia State Route No. 120; said point being the **TRUE POINT OF BEGINNING**.
Said tract of land contains 3.197 acres

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SEP 15 05 0

SEP 04 2015



BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>VOTE</u>
Charlotte J. Nash, Chairman	<u>YES</u>
Jace Brooks, District 1	<u>YES</u>
Lynette Howard, District 2	<u>YES</u>
Tommy Hunter, District 3	<u>ABSENT</u>
John Heard, District 4	<u>YES</u>

On motion of COMM. HEARD, which carried 4-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHARLIE L. COOK, JR. for the proposed use of a GRADING CONTRACTOR WITH OUTDOOR STORAGE; AND TRUCK & TRAILER STORAGE LOT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 17th day of NOVEMBER 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Light industrial uses, which may include a grading contractor and outdoor storage of tractor trailers, heavy equipment and grading materials as a special use.
 - B. Buildings shall be finished with architectural treatments of glass, brick or stacked stone. Stucco may only be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. Outdoor storage of trucks, trailers, equipment and materials shall be solely within the graveled areas.
 - B. Any new ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. New signs shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials.
 - C. Any dumpsters shall be located within the fenced and screened outdoor storage area.
 - D. Any lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

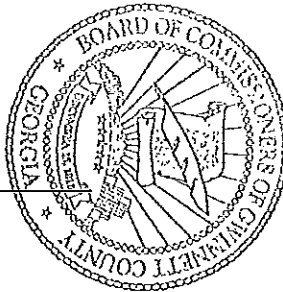
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 12/3/15

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1.09 Acres HI Hope Road

ALL that tract or parcel of land lying and being in Land Lot 13 of the 7th District, Gwinnett County, Georgia, containing 1.09 acres according to a Plat of survey for Charlie L. Cook, Jr. dated August 24, 1984, prepared by C. Fred Cannington, R.L.S. No. 1433 and being more particularly described as follows:

BEGINNING at a point on the easterly right of way of HI Hope Road (80 foot right of way) a distance of 395.9 feet southeasterly from the intersection of the easterly right of way of HI Hope Road with the land lot lines common to Land Lots 13 and 27; thence North 58 degrees 10 minutes 5 seconds East 297.22 feet to and Iron Pin located on the right of way of Petty Road (60 foot right of way); thence South 74 degrees 16 minutes 18 seconds 71.94 feet; thence South 67 degrees 48 minutes 27 seconds East 43.96 feet; then South 62 degrees 21 minutes 20 seconds East to an Iron Pin; thence South 58 degrees 11 minutes 0 degrees West 392.03 feet to the right of HI Hope Road; thence North 35 degrees 03 minutes 45 seconds West a distance of 136.49 feet to the TRUE POINT OF BEGINNING.

SUP '15 054